

## IDEAL HOME SECTIONS OF BROOKLYN

Building of Proposed Subway Lines Will Result in a Large Enhancement of Property Values There.

TO BE WITHIN GREATER CITY FIVE-CENT FARE ZONE

More than \$15,000,000 has been set aside this year for the enlargement of the many beautiful and prosperous home sections of the Borough of Brooklyn.

The majority of builders are busiest in the newer residential colonies at Bay Ridge, Bensonhurst, Bath Beach, Borough Park and in the Flatbush and East New York divisions of this great borough.

Every one of these charming places will be immeasurably benefited by the proposed new transit lines, as they will not only be more firmly united to the financial, office and wholesale marts in lower Manhattan by stronger railway links, but also by similar ties to the wholesale and retail business sections and amusement, hotel and apartment house regions north of downtown New York.

The work of building the proposed Fourth Avenue subway to Bay Ridge and Coney Island was begun about two years ago. The route is as follows: From Flatbush and Fourth avenues, through Fourth Avenue to 4th street, with an extension to Borough Park, Bath Beach, Bensonhurst and Coney Island, and another extension to Bay Ridge and Fort Hamilton.

The Coney Island extension is planned to run from 49th street to Tenth Avenue, thence along New Utrecht Avenue to Bay Seventeenth Avenue, to 8th street, and then along Stillwell Avenue.

The Bay Ridge extension is to be along Fourth Avenue, from 4th street and Fourth Avenue to the shore line at Fort Hamilton. From Flatbush and Fourth avenues the subway will run through Flatbush Avenue and extension to the Manhattan Bridge. This subway system may be considerably enlarged in the near future.

## More Subways for Zone.

The conference committees of the Public Service Commission and the Board of Estimate which made public about ten days ago their recommendations for the enlarging of the transit facilities of the city, suggested that the Brooklyn Rapid Transit have the proposed Broadway, Manhattan, line.

That line is planned to connect with the Fourth Avenue subway at Flatbush Avenue, Brooklyn, proceeding under the East River via tunnel to the Battery, thence via Broadway and Seventh Avenue to 19th street and across the Queensboro Bridge to a point of connection with the projected elevated line to run through Long Island City south to Williamsburg Bridge.

That it also have the Fourth Avenue subway and the proposed new lines in South Brooklyn radiating from that subway and connecting with Staten Island and Coney Island.

That the Centre street subway and some other lines also be given to the same company.

With the Fourth Avenue and Broadway subway links the greater part of South Brooklyn will be permanently within the principal five-cent fare zone of Manhattan, Brooklyn and Queens.

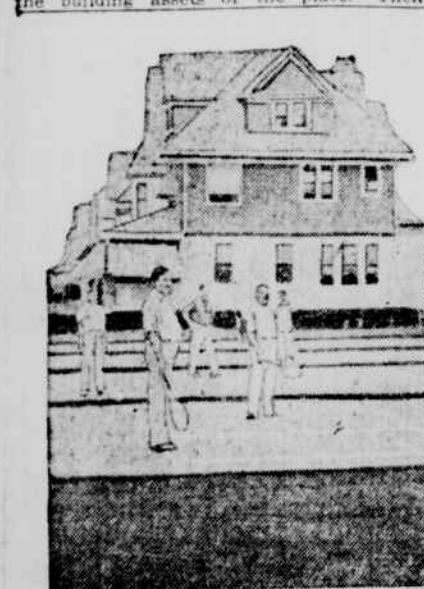
To the Interborough, among other routes, was apportioned the four-track extension from the terminus of the present line at Atlantic Avenue, Brooklyn, under Flatbush Avenue and the Eastern Parkway to Buffalo Avenue, with a two-track subway extension under Nostrand Avenue to Flatbush Avenue in Flatbush. The route will benefit a large part of Flatbush.

This report of the McAneny-Wilcox committee was unanimously adopted by the Board of Estimate last Wednesday.

## Values Enhanced.

Within the last five years, notwithstanding that business prosperity was temporarily checked in the panicky days of 1907, real estate values in the newer home districts of the borough have soared at a lively rate, and in many instances to surprising heights. This upward tendency continues, and will prevail until the sections have lost some of their present charms, most of their usefulness to home-seekers and are invaded by another class of occupant.

Even then the new conditions are likely to cause higher values, for the probable invasion in the sections after their days as home ballistics are ended will be a business one of the gigantic factory type. Realty building and transformations usually are unvarying. First, a pioneer home-seeker in an attractive section builds a house for himself and family. Soon that house is surrounded by homes. A little later there is need of retail stores nearby. Public and private schools are added to the building assets of the place. Then



TENNIS COURTS OF THE BOROUGH PARK TENNIS CLUB.

come factories and bathhouses, and, eventually, the larger number of structures there are such buildings.

At this period of reality growth, as it were, the skyline may be heightened by an office building. Not long afterward, the important question as to what the section will be is soon answered. If the place is most suitable for factories than office buildings it will become a great manufacturing centre, and the old residents will have to seek new homes in the new suburban areas of that day or go to the old home ballistics which have tenaciously held intact their primal residential allures.

It will be many years, however, before the many delightful home districts of Brooklyn, which form what are called the newer centres, have lost nearly all of their rural attractiveness and that drawing power, hardly definable, which makes the majority of persons who feel it never to rest contentedly until they are included among the owners of houses or plots there. It will be at least fifty years before this period of sweeping changes in building lines for the sections arrives, and those buyers of today who are living at that time will probably regret that they are not bigger property owners.

Paul W. Connelly, the well-known Borough Park builder, says:

"If I had only bought acreage tracts twenty or more years ago in these new and popular home centres of Brooklyn, I would have reaped immense profits from resales of building sites, and I would have been a more dominant factor in the furnishing of substantial homes to persons

who appreciate living where there is more than elbow room, where there are good neighbors, splendid schools for your children and where one may live comfortably and yet lay aside a snug sum for emergencies and for old age.

"A \$50,000 private dwelling house on the West Side," added the speaker, "is not an expensive one for that section. Why, it's considered a moderate priced structure. In Borough Park, which I firmly hold to be one of the most superb home sections in the greater city, there are up-to-date houses with spacious rooms, with modern plumbing and well set off by lawns on big plots to be had from \$7,800 up. If a person wants to build his own home he will find in Borough Park some of the best located sites there ready for his immediate use at about \$3,000 each.

Of course, there are many other good plots there for sale at a less



ROCKAWAY PARK HOUSES TO BE SOLD AT AUCTION BY JOSEPH P. DAY ON SATURDAY, JULY 1.

price, and some houses which the owners will dispose of for a small sum under \$5,000.

"Borough Park is a short distance southeast of the Park Slope section of Brooklyn. It occupies one of the highest tablelands in the borough being so many feet higher than adjoining home areas that winds from the bay and the ocean prevail there almost every day in the year. If there are any cooling and invigorating breezes blowing in the greater city they will most likely be felt in the district.

## Highly Prized Conveniences.

"All that the most exacting person can desire as regards public conveniences are to be had at Borough Park. The drinking water is pure, and there is an abundance of it. The streets are lighted by gas and electricity is being installed in many of them. Some of the thoroughfares, too, are well paved and cleaned frequently.

"I cannot see how a home-seeker can lose money by investing in house or site at Borough Park. Improved home property now selling from about \$7,800 up will be readily marketable in about four years at \$11,000 up, and the \$11,000 mark will be considered a bargain figure."

## Another builder says:

"Within the next few years there is going to be a 20 per cent increase in the value of real estate of all kinds in all the home and business regions east, southeast and south of Prospect Park, Brooklyn. The larger worth of property will arise from better transit facilities and the bigger market for one and two family brick and frame houses in parts of the city with one or more highly prized rural features."

"The son expect a big addition to the flourishing business centres of Bay Ridge, Bath Beach, New Utrecht, Bensonhurst and Flatbush?" was asked.

"Some realty experts have expressed a fear," replied the builder, "that the easier the avenues of travel to and from those Brooklyn home sections and the shopping and many other districts of old New York the less likely is there to be an upbuilding—an expansion along broad lines in the Brooklyn retail business parts in question. Such business areas cannot grow unless more houses are built and occupants for those houses are found. Every new transit link between the sections and New York will make it possible for more persons who work in Manhattan to live there, and consequently increased population must inevitably result in a need for bigger local retail trade centres.

As to Brooklyn conditions, Frank Bailey,

avenue. The buildings are on Twelfth Avenue, extending from 4th street and fronting on Twelfth and New Utrecht avenues to 50th street, facing directly in front of the 4th street station. The architecture, construction and location of the buildings are everything that could be wished for to make this a successful business place.

## MAY BUILD NEW PIER

Sea Breeze Heights Developers Ask for Such Permission.

One of the most picturesque developments within the limits of the greater city is Sea Breeze Heights, at Tottenville, Staten Island. The property consists of a tract of about twenty-five acres, which is being developed by W. C. Reeves & Co.

The company has had contractors at work for six months, and a number of streets have been laid out, with several miles of cement sidewalks. Believing that with better transit facilities Tottenville offers ideal home conditions for Manhattan business men, W. C. Reeves & Co. have made application to the state authorities for a permit to build a pier in front of their property, guaranteeing to arrange for a steamboat line to run from Tottenville to the Battery for a 10-cent fare. Although the property has been on the market only a few weeks, seventy-three lots have been sold to New Yorkers

and residents of Tottenville, and plans have been filed by several of the purchasers for the erection of homes this year. Purchasers of lots at Sea Breeze Heights will have free use of the bathing beach and private dock.

## SUBURBAN TRANSACTIONS.

Gage E. Tarbell has sold for the Garden City Company two plots on Westbury Road, corner of Wetherill Road, with a frontage of 225 feet on the former and 200 feet on the latter; a plot 50x100 feet on the south side of Pine street, near Clinton Road; the plot 150x250 feet at the southeast corner of Stewart Avenue and Butler Place; a plot 100x100 feet on the north side of Garden street, between Washington Avenue and Prospect Avenue; a plot 50x100 feet on the south side of Willow street, near Washington Avenue, and the plot 125x200 feet at the northwest corner of Clinch Place and Saint James Street North.

The Woodmere Realty Company has sold at Woodmere, Long Island, a plot on Burton Avenue to Elliott W. Hazard; also to Samuel M. Ward, Jr., a plot at the corner of Brower's Point branch and Burton Avenue. Both buyers will erect houses for their own occupancy.

The Lewis H. May Company has leased at Edgemere, Long Island, for Mrs. E. M. Hatch a cottage on Grandview Avenue to Joseph Friedman; also at Arverne for I. Bachman a cottage on Sea View Avenue to M. Davis, and for Jennie S. Simon No. 2 Jerome Avenue to Adolph Meyer.

H. Weatherly & Co. have sold the Farnes place, on the Palisades, overlooking the Hudson, and the old stone house known as the Chester place, in Dwight Place, Englewood, N. J.

The H. S. German Realty Company has sold to O. C. Lockie a house and plot on Claremont Road, near Godwin Avenue; to Frank Gehring a house and plot on Claremont Road, near Godwin Avenue; to Benjamin H. Davis a house and plot on Highland Avenue, near Godwin Avenue; to Henry Vorsatz a building plot on Claremont Road, and to Lloyd T. Wilcox a semi-detached house and plot on Highland Avenue, near Godwin Avenue, in Ridgewood, N. J.

## OVER \$2,000,000 IN LOANS.

William A. White & Sons have placed the following first mortgage loans: \$75,000 for five years on the new twelve story apartment house on the northeast corner of 98th street and Broadway, for T. J. McLaughlin's Sons; \$47,500 on the twelve story apartment house No. 129 West 57th street; \$165,000 on the northeast corner of

Canal and Washington streets; \$50,000 on the southeast corner of Horatio and West streets; \$55,000 on the southeast corner of Delancey and Mott streets; \$60,000 on No. 212 to 216 East 118th street; \$90,000 on No. 219 to 249 East 124 street; \$50,000 on No. 245 to 253 West 12th street; \$10,000 on the north side of 11st street, 100 feet west of Levox Avenue; a building loan of \$60,000 on the property at No. 256 to 302 West 18th street; \$65,000 on No. 242 to 248 Third street, and No. 502 to 506 West 15th street, and \$30,000 on Nos. 221 and 223 West 57th street.

## TO SELL ROCKAWAY HOUSES.

The Bankers' Trust Company as executor and trustee of the estate of F. R. Pentz has authorized Joseph P. Day, as auctioneer, to sell at absolute auction sale five houses and two large vacant plots on the south side of Academy Avenue, between the Boulevard and the Atlantic Ocean, and within two hundred feet of the ocean, known as No. 37, 41, 43, 47 and to 11 Academy Avenue, Holland Station, Rockaway Beach, also three cottages in Rockaway Park, known as Nos. 29, 21 and 29 North Eighth Avenue.

The houses are of two and a half and three story frame construction and adapted for all year residence, convenient to railway stations and ocean and are attractively built, with large front porches, Colonial style.

The sale will take place on the premises, rain or shine, on Saturday, July 1. The Academy Avenue houses at Holland Station, Rockaway Beach, will be sold at 2 o'clock. Mr. Day will sell the North Eighth Avenue houses at Rockaway Park.

## Attractive Brooklyn Properties IN AND NEAR NEW SUBWAY ZONES

## An Ideal Business Centre—The Connelly Block

JUST FULLY COMPLETED THIS WEEK.

ON 49TH STREET STATION, BOROUGH PARK.

How to Reach This Property: 5th Ave. "L", Bath Beach Division to 49th St.



This is one of the grandest opportunities for any line of business. Will lease buildings to responsible parties from 1 to 5 years, or will sell on easy terms. This is one of the fastest growing locations in this part of the city. An inspection of this property will convince you. CALL AT ONCE if you wish to start in any line of business. Four are now occupied and doing a fine business. The cut in this advertisement will show the stores now rented. Apply on premises or to

PAUL W. CONNELLY BUILDING COMPANY, 1545 Forty-Seventh Street, Phone 1963 W—Bath Beach.

BUILDERS AND OWNERS.

## MAKE ABLE MANAGERS

Work of Agents Appreciated by Owners, Says Expert.

Charles E. Duross, one of the best known and most successful brokers in this city, says in an article in a recent issue of "Building Management" that the necessity for an agent in the management of business property is apparent to any one giving it a moment's thought.

He further says: "A conscientious agent who knows his business saves the owner more than the amount of the commission paid. The average owner of business property is himself a business man, who cannot afford to spend the time necessary to give the property proper care and attention, hence he must depend on some one else to do this important work for him.

"No one can do this more efficiently or economically than the agent.

"The average building will not afford the services of a superintendent who is competent to look after the repairs and rent space. The agent who specializes in business property is in a position to do this work. He can have repairs done at the lowest cost, because he is constantly in touch with contractors who are most efficient in their several trades, and, more important, he has the best facilities for keeping the buildings fully rented. He knows best the market value of the space, and this expert knowledge is worth a whole lot more to the owner than the commissions paid on rents collected.

"It is the agent's business to manage the property in his care; to bring out the best results, not only for a month or a year, but continually, without break, year after year."

He further says that the proper management of business property involves a great deal more work than merely renting the buildings and collecting the rents, and that the agent is usually expected to perform many other services for the owner, such as looking after the water rates, tax bills, fire liabilities and plate glass insurance, the hiring of employees, such as elevator men, firemen and engineers. He must also pay these their wages weekly. He must get estimates for the necessary repairs to the property, and keep a close watch on the work while it is in progress. There are also electric and gas bills to be attended to, besides all the endless orders that sometimes come from the Board of Health, Bureau of Factories, Inspection, Bureau of Buildings and other state and city department.

"When all these details have been carefully looked after, the agent need have no fear that he is in danger of losing his employment," adds Mr. Duross. "There is no other business or profession I know of where so much service and attention are made for the fee charged. The landlord, as a rule, are appreciative of their agents' work, and quite often very confidential relations spring up between landlord and agent. Indeed, I know of agencies which have the management of business property for generations, and the present owners would no more think of taking the management away from their agents than turning their property over to the state for a park use."

## FAR ROCKAWAY AUCTION SALE.

On Saturday, July 1, Bryan L. Kennelly will offer at auction on the premises eighty lots and three houses on Grand View Avenue and Rue de St. Felix, in a rapidly growing section of Far Rockaway. In Ostend, which immediately adjoins, twenty houses have recently been erected, all of which are either sold or rented. The dwellings are two story and cellar frame houses containing thirteen rooms and bath.

## REALTY NOTES.

L. Tanenbaum, Strauss & Co. have been appointed New York estate agents for the thirteen story North American Building now being built at the northwest corner of State and Monroe streets, Chicago. The owners have in mind the centralization in this building of the New York concerns which have offices and salesrooms in the mercantile section of Chicago. The building will cover a plot of 12,000 square feet.

Schindler & Lieber have been appointed agents for the three six story apartments at the northeast corner of 39th street and Third Avenue, recently purchased by the estate of R. J. Hoguet, through the same brokers.

## THE HIPPOCRATIC OATH.

The Hippocratic oath which was taken by the graduates of the Jefferson Medical College at their commencement represents an interesting survival. The oath, as administered, included the essential provisions of the solemn adjuration that is associated with the name of the great physician, the "Father of Medicine," who flourished in the fifth century before Christ and was a reputed descendant of Esculapius.

The modern version of the ancient oath, to be sure, does not invoke Apollo, Esculapius, Hygiea and Panacea, neither does it promise that the young practitioner will hold his professor and his professor's children as dear as his own parents. But it does pledge that he will practise the healing art with no stoop to any villany either of commission or suggestion, and that he will hold sacred the confidences of the sickroom in all the secrecy of the confessional.

The doctors of old who took this oath called down maledictions on their own heads in the event of its violation in language similar to that employed to-day. The spirit of the venerable formula has never been dissociated from the personal procedure of those who have worthily upheld the traditions of medical science. The doctor who has been held in the affectionate and justified regard of the community has always been he who, mindful of his high calling, has kept the faith

## TARPEY HOUSES on LINDEN HEIGHTS

11th AVE., BET. 49th AND 50th STS.

ONLY THREE LEFT. WILL MAKE SPECIAL TERMS AND REASONABLE PRICE TO THOSE WHO APPLY THIS WEEK.



These 2-family houses, limestone fronts, 5 and 6 rooms, all the up-to-date improvements, hardwood trim, oak and beech. The above record speaks for itself. This location is restricted to two-family houses; no stores; public school, half block. House decorated to suit purchaser, with fixtures. For further information address

M. F. TARPEY, OWNER AND BUILDER.

4919 11th Avenue, Brooklyn.

HOW TO REACH PROPERTY: Elevated R. R., either Sea Beach or West End Line, to 49th St. station. Walk one block to 11th Ave.

## Realty Trust

We have unbounded faith in Brooklyn's future—so will you have if you inquire.

One and two family brick houses

\$4,250—\$5,250. 60 sold in 60 days

Over 400 now ready

HOUSE DEPARTMENT,

60 Liberty St., N. Y.

Phone, Cort. 7440.

## Realty Trust

Only \$4,750

Positively Worth \$6,000

Seven rooms and bath brick dwelling, with separate laundry, built by day's labor (no contract); hardwood trim throughout; elegant decorations and spacious porch full width of building.

\$16 Monthly Pays

Carrying Expense

Refined neighbors and high-class surroundings make this an ideal community, away from the noise and dirt of the busy city, yet only 35 minutes to Park Row, with a 5c fare and a short walk to the bay, where excellent boating, bathing and fishing may be found.

Spend \$5, and investigate the finest home proposition in Greater New York.

\$300 DOWN

OTTO SINGER, Builder

248 Kings Highway, near West 8th Street, Brooklyn, N. Y.

Take Sea Beach L. from Park Row to Kings Highway.

## On the Line of the New Subway

New Utrecht Ave. and 41st St.

Five New Brick Stores and Dwellings.

JUST COMPLETED.

Stores adapted for any line of business. The apartments, hardwood trim, open plumbing, tiled bath, etc., all rented to first class tenants at good rentals. Must be seen to be appreciated. Will sell one or two at low figures, as owner is in need of cash. Fine opportunity for an investor to realize a handsome profit within a few months. Apply to

A. FIRTH :: 4109 NEW UTRCHT AVENUE, Station at 39th St., West End Line.

alike with his patient and his profession and himself—Philadelphia Ledger.

## THE NAME OF AMERICA.

In the interesting town of St. Dns, in French Lorraine, they had a celebration in honor of the 400th anniversary of the publication there of the geographical work by Martin Waldseemüller, in which America was suggested as the name of the New World.

There have been many theories and much controversy as to the origin of the name America, and not a few have resented the slight which was put upon Columbus in this connection. Some have denounced Amerigo Vesputi—who, like Columbus, was an Italian sailing under the flag of Spain—for "stealing" the glory due the real discoverer. But the chief wrong, if any was done, was committed by the German geographer in the book, which was published in 1497, and on the map which he published a year or two later. On that map the name America was applied, however, only to the southern part of the New World. The northern part was called Paria.

J. STEVENS,

60 Liberty St., Phone, 7440 Cort.

## BARGAIN

At Subway Station, Borough Park Section, lot 20x100; New Utrecht Ave. Cash, \$800.

Plot to rent, \$9 and up; small house, \$18 upward.

SORENSEN BROS.

New Utrecht Ave. and 11th Ave., Brooklyn, N. Y.

It is possible, perhaps probable, that Vesputi, not Columbus, first reached the mainland of America, and it was Vesputi who grasped the important fact that a new continent had been found, and not simply a part of Asia. Of that fact Columbus was in ignorance.

But, rightly or wrongly, the name of Amerigo Vesputi, trader, traveler and writer, was given to the New World, and given to remain forever, and now a lofty tower rises among the hills of Lorraine to commemorate the suggestion which resulted in the designation—YOUTH'S COMPANION.

## BAY RIDGE

\$299 DOWN—\$30.00 MONTHLY. Price, \$4,500; 7 rooms; brick house, wide porch; parquet floors; tiled vestibule and bath; decorated; sewer; asphalt pave; fine neighborhood; 6c fare. BUILDER, Box 20, Tribuna.

## REAL ESTATE AT AUCTION.

COUNTY COURT FORECLOSURE SALE IN LOTS

Under the direction of

JOSEPH J. SPETH, Esq., Referee

JERE JOHNSON, JR., CO.

AUCTIONEERS.

TUESDAY, JUNE 27th

AT 12 O'CLOCK, NOON, IN THE BROOKLYN REAL ESTATE EXCHANGE,

189 MONTAGUE ST.

220 LOTS

18th and 17th Aves.,

59th to 53d Sts.

ADJOINING

BOROUGH PARK

BOROUGH OF BROOKLYN.

SUPPOSE THAT LOTS AT THIS AUCTION BY ORDER OF THE COURT SHOULD BRING MUCH LESS THAN THEIR ASSESSED VALUATION ON THE CITY'S BOOKS, OR THAT THEY SHOULD BEIN LESS THAN ONE-HALF WHAT LAND COMPANIES IN THE NEIGHBORHOOD ARE ASKING, WOULD YOU BE SORRY IF YOU WERE NOT ON HAND?

Most of the lots have sidewalks. There are fine old shade trees on some of the street and some of the property. The general neighborhood is rapidly developing.

RAPID TRANSIT FACILITIES

The property is within four short blocks of the 18th av. station of the Sea Beach extension of the Brooklyn-Union Elevated Railway (5th Av. Branch). Reached from Manhattan side of the Brooklyn Bridge, without change of cars, in 35 minutes. Also reached by 10th av. transfer from Manhattan and all parts of Brooklyn, FIVE CENT.

THE PROPERTY IS TO BE SOLD IN LOTS, and as far as possible one or two lots will be offered with the privilege of all similar lots in the same tier, thus affording an equal opportunity of buying at this absolute auction.

Arrangements have been made with the TITLE GUARANTEE & TRUST CO. capital and surplus over \$15,000,000, whereby on all purchases of \$1,000 and upward

AND WHENEVER

OUT EXPENSE TO PURCHASERS

Descriptive notes and additional particulars from JOSEPH J. SPETH, Esq., Referee, 39 Liberty St., Manhattan, EDWIN KEMPSON, Esq., Flatbush, Attorney, 115 Remsen St., Brooklyn, THE TITLE GUARANTEE & TRUST CO., 175 Remsen St., Brooklyn, and JERE JOHNSON, JR., CO., 189 Montague St., Brooklyn, and 187 Broadway, Manhattan.

REAL ESTATE FOR SALE OR TO LET

LONG ISLAND.

COUNTRY HOME

1 ACRE LAKE

FRONT

PRICE, \$8,750.

EASY

TERMS.

Has 9 rooms, 2 baths, all improved, 47 minutes from N. Y. on D. M. &